

## CERTIFICATE OF APPROPRIATENESS

**Application Date:** February 3, 2016

**Applicant:** Gene Giles, Gene Giles Design Group, for Sean Ratterree, Padua Realty, owner

**Property:** 521 E 18<sup>th</sup> Street, Tract 13A, Block 108, Houston Heights Subdivision. The property includes a 1,160 square foot one-story wood and brick clad single-family residence and attached garage situated on a 3,960 square foot (66' x 60') interior lot.

**Significance:** Noncontributing single-family residence, constructed circa 1960, located in the Houston Heights Historic District East. The existing residence will be demolished.

**Proposal:** New Construction – Construct a new two-story, 3,600 square foot residence with an attached side alley loading rear garage. The proposed residence will:

- Have a front width of 35', a ridge height of 30', and an eave height of 21'
- Be clad in cementitious lap siding with a 4" reveal
- Have an attached, side alley loading, 21'x30' garage with a 24.5' ridge height and 19' eave height to help delineate it as a secondary portion

See enclosed application materials and detailed project description on p. 5-24 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

## CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** -  
**Effective:** -



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

**APPROVAL CRITERIA****NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- ☒ ☐ ☐ (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- This proposed residence will be located on a half deep lot (66'x60'). Additionally, all there are no contributing structures (facing E 18<sup>th</sup> Street) in the context area. Staff and the applicant were able to confirm the setback of one contributing property (facing E. 18<sup>th</sup> Street) a block to the west. This building has a front setback of 10'. Staff has also found that it is typical for houses on the numbered east-west streets to have a shallower front setback.*
- ☒ ☐ ☐ (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- ☒ ☐ ☐ (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- ☒ ☐ ☐ (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
- (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
- (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



## PROPERTY LOCATION

## HOUSTON HEIGHTS HISTORIC DISTRICT EAST



521 E 18th

## Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO





NEIGHBORING PROPERTIES



1801 Oxford – Noncontributing – 1960 (neighbor)



1721 Oxford – Contributing – year (neighbor)



521 E 18<sup>th</sup> – Noncontributing – 1960 (subject property)



510 E 18<sup>th</sup> – Noncontributing – 2012 (across street)



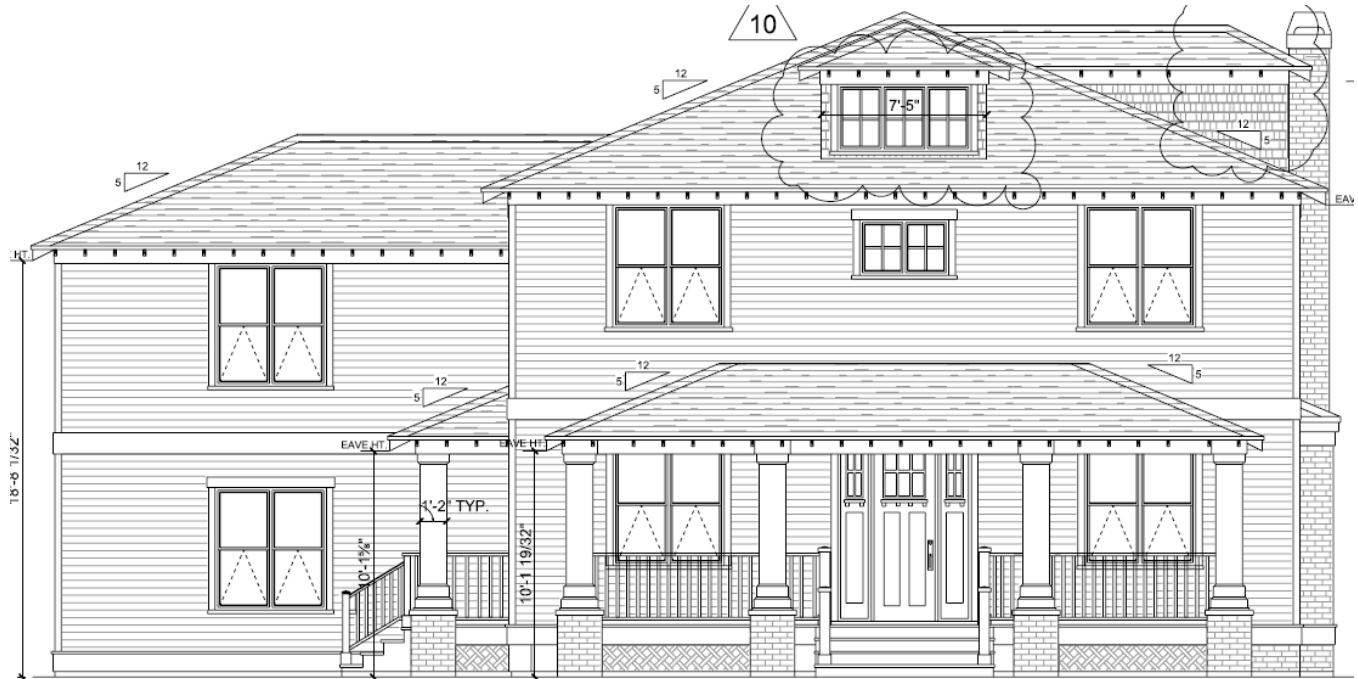
1802 Columbia – Contributing – 2011 (neighbor)



1650 Columbia – Contributing – 1925 (across street)

**SOUTH ELEVATION – FRONT FACING E 18<sup>TH</sup> STREET**

PROPOSED



WEST SIDE ELEVATION

PROPOSED



**EAST SIDE ELEVATION**

PROPOSED

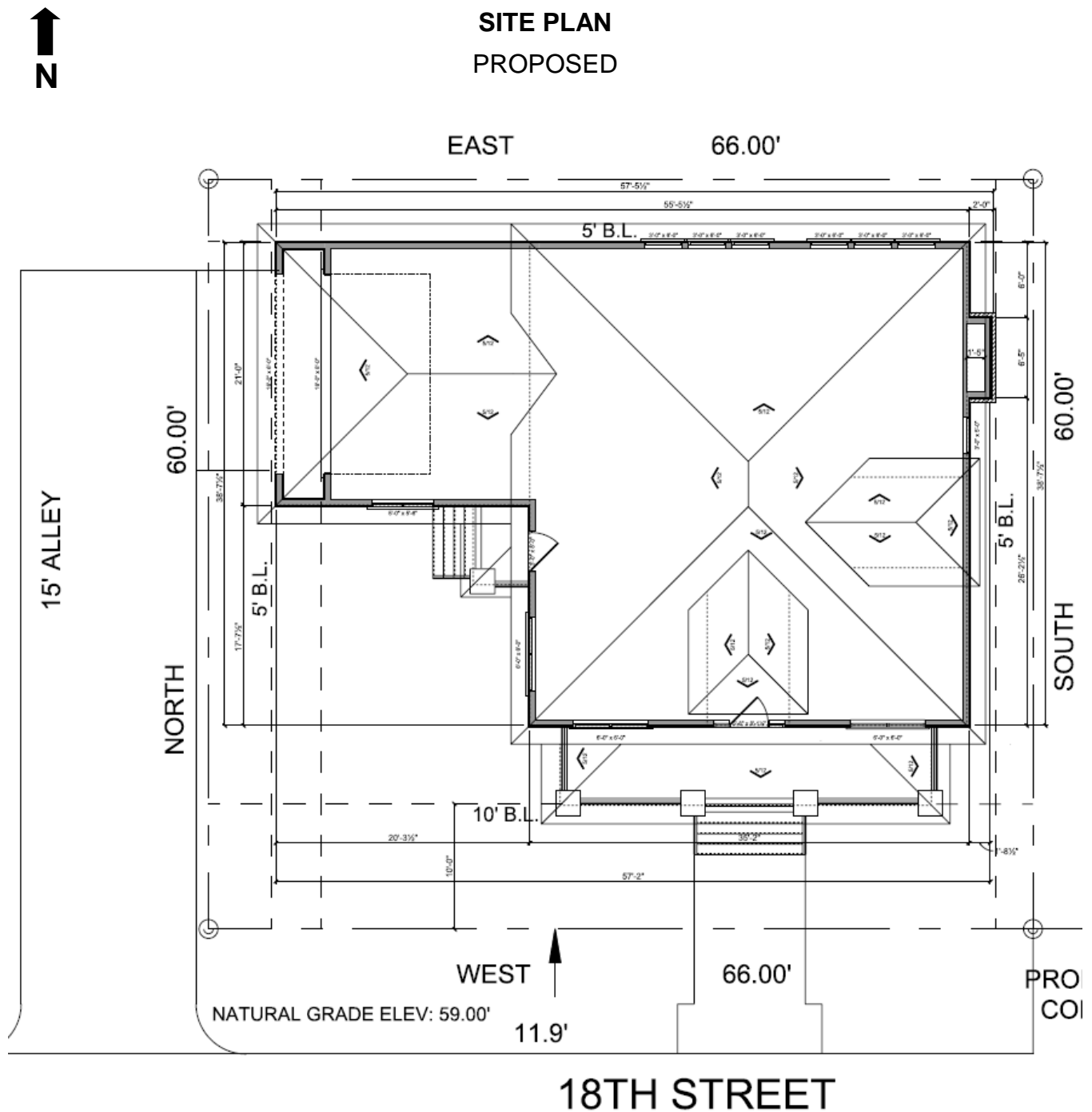




**NORTH (REAR) ELEVATION**

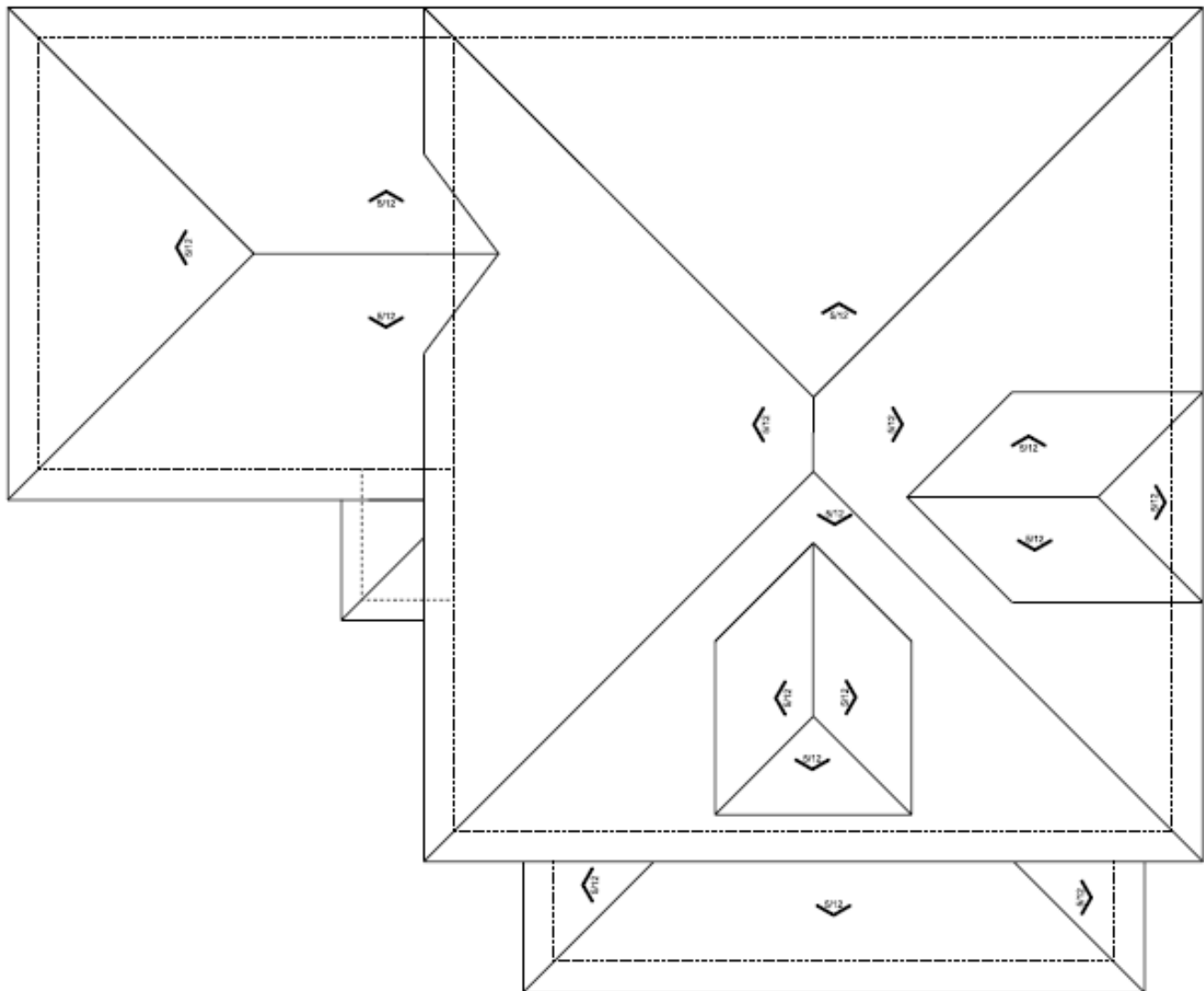
PROPOSED





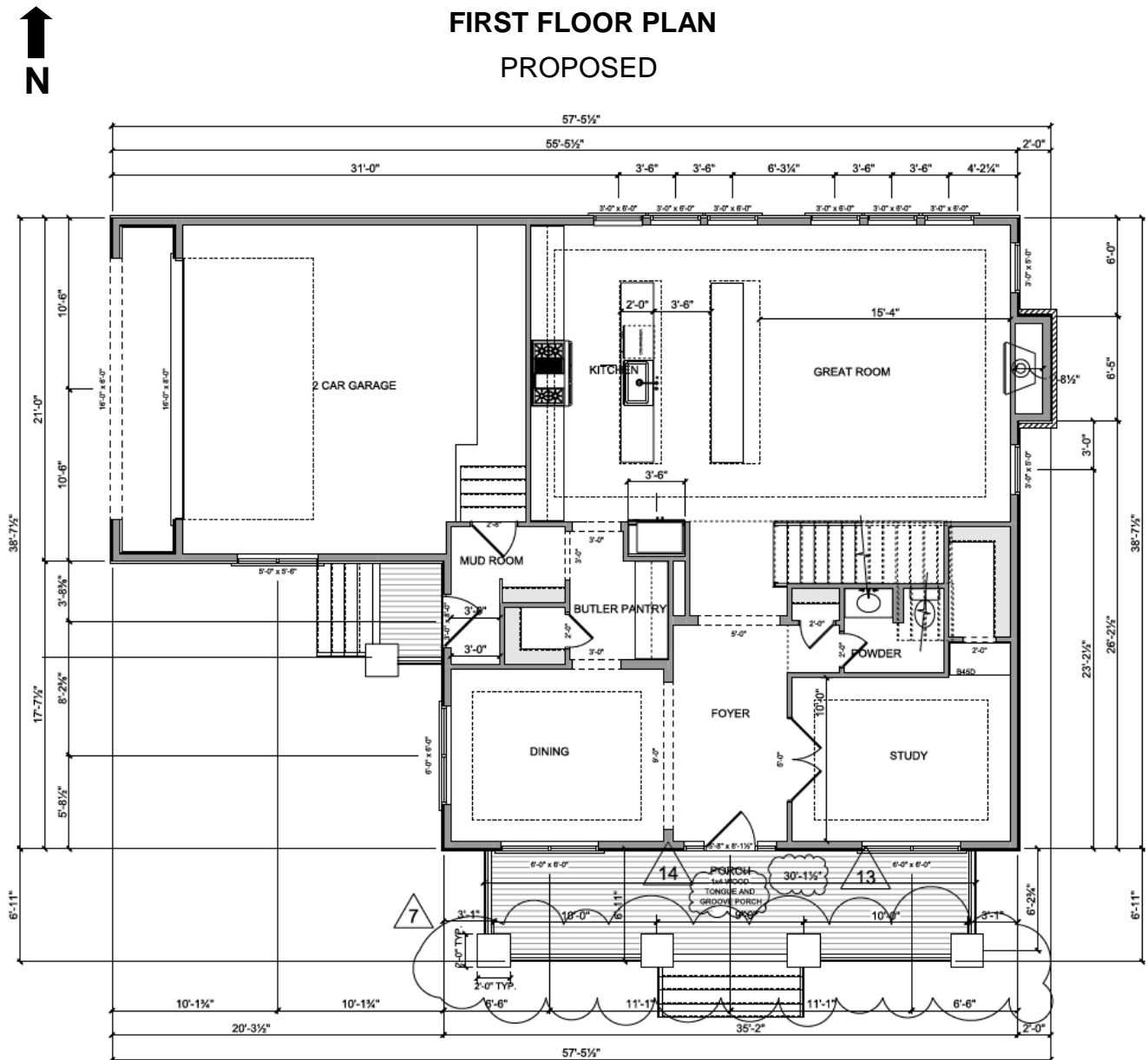


ROOF PLAN  
PROPOSED

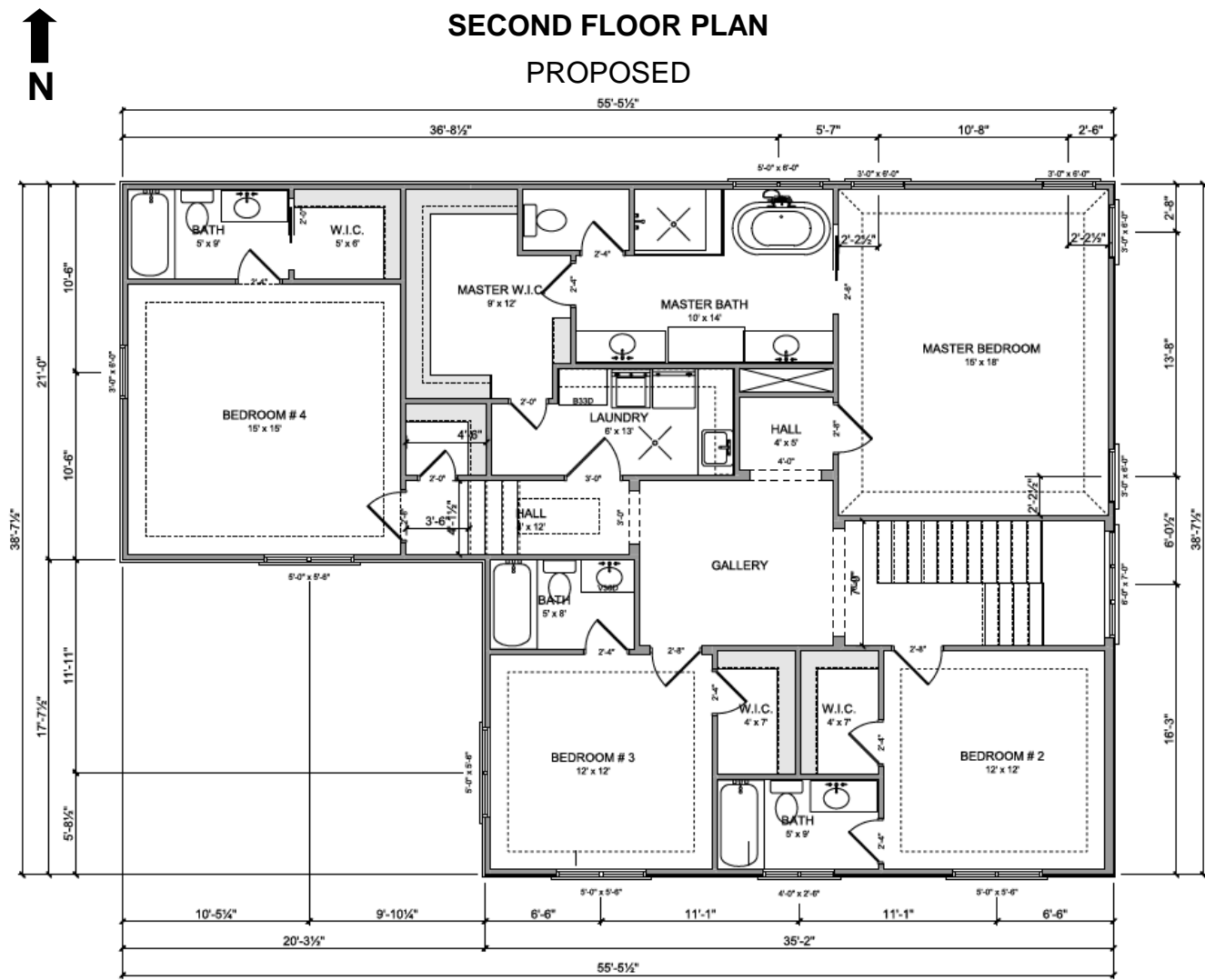


# FIRST FLOOR PLAN

## PROPOSED

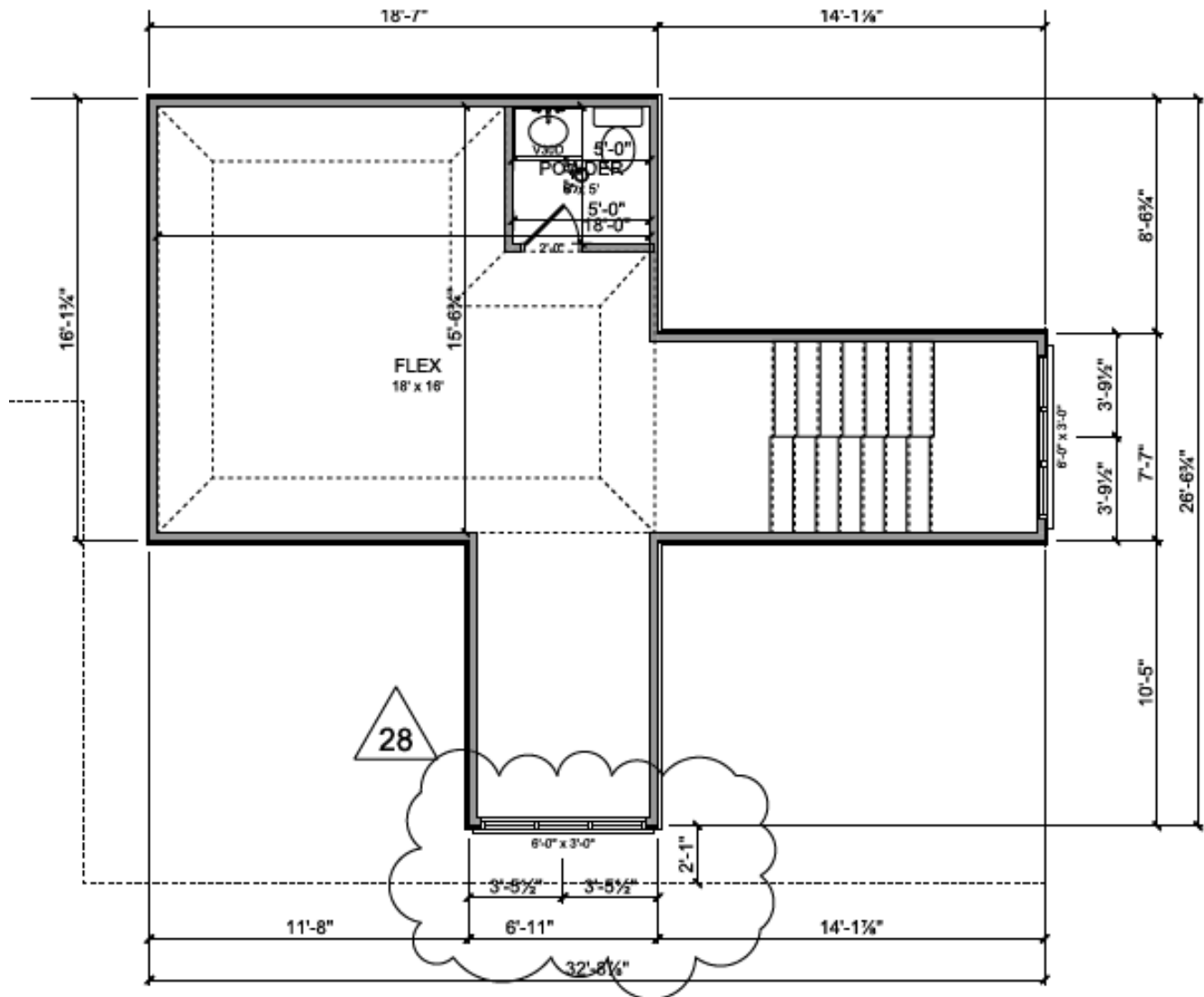






THIRD FLOOR PLAN

PROPOSED



**WINDOW / DOOR SCHEDULE****FIRST FLOOR**

FIRST FLOOR WINDOW SCHEDULE			
OPENING ID	WIDTH	HEIGHT	MATERIAL
1	6'-0"	6'-0"	WOOD
2	6'-0"	6'-0"	WOOD
3	6'-0"	6'-0"	WOOD
4	5'-0"	5'-6"	WOOD
5	3'-0"	6'-0"	WOOD
6	3'-0"	6'-0"	WOOD
7	3'-0"	6'-0"	WOOD
8	3'-0"	6'-0"	WOOD
9	3'-0"	6'-0"	WOOD
10	3'-0"	6'-0"	WOOD
11	3'-0"	5'-0"	WOOD
12	3'-0"	5'-0"	WOOD

FIRST FLOOR DOOR SCHEDULE		
OPENING ID	WIDTH	HEIGHT
A	5'-8"	8'-1½"
B	3'-0"	8'-0"
C	16'-0"	8'-0"
E	2'-8"	8'-0"
F	2'-0"	8'-0"
G	5'-0"	8'-0"
H	2'-0"	8'-0"
J	2'-0"	8'-0"

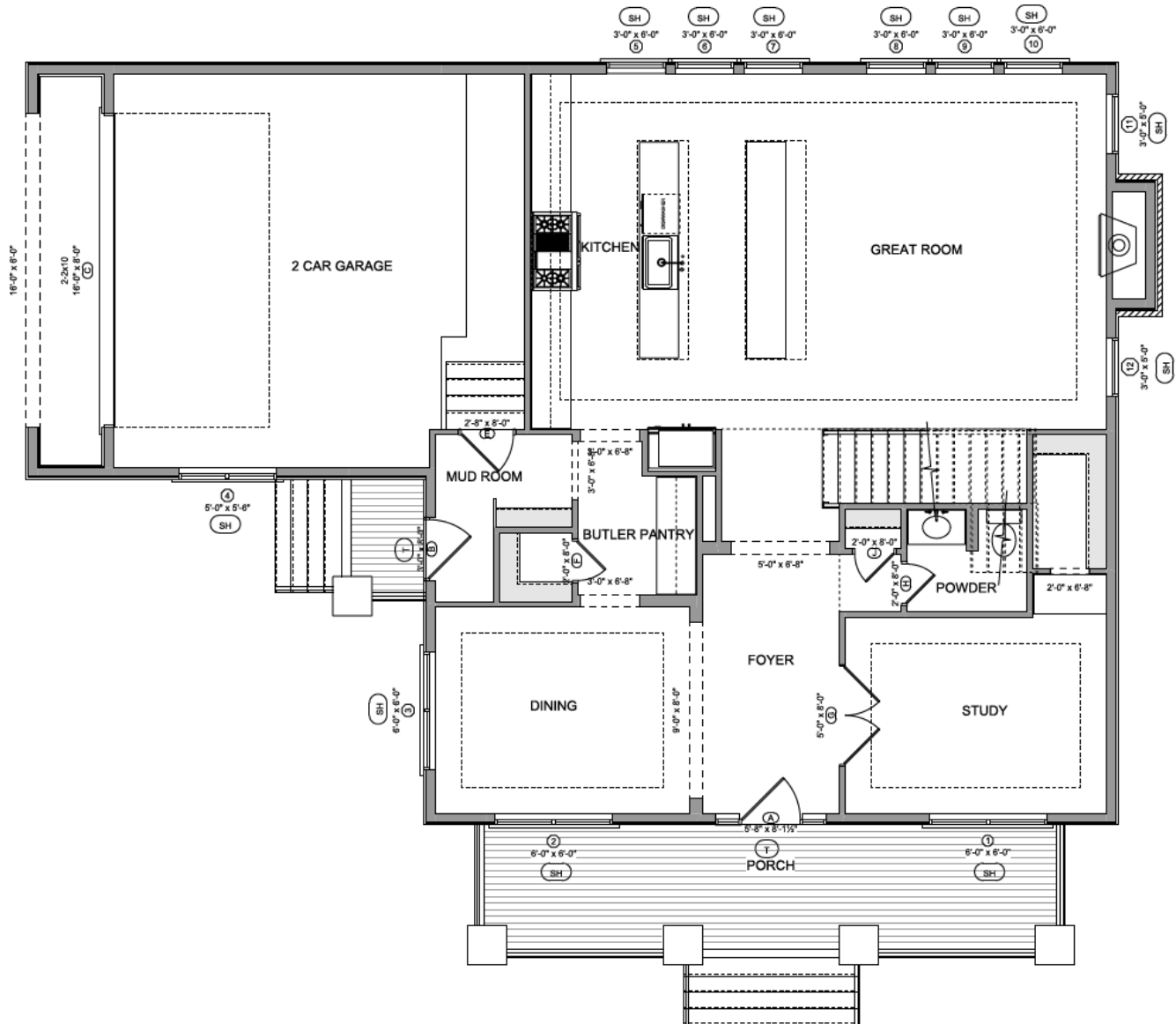
**SECOND FLOOR**

SECOND FLOOR WINDOW SCHEDULE			
OPENING ID	WIDTH	HEIGHT	MATERIAL
13	5'-0"	5'-6"	WOOD
14	4'-0"	2'-6"	WOOD
15	6'-0"	3'-0"	WOOD
16	5'-0"	5'-6"	WOOD
17	5'-0"	5'-6"	WOOD
18	5'-0"	5'-6"	WOOD
19	3'-0"	6'-0"	WOOD
20	5'-0"	6'-0"	WOOD
21	3'-0"	6'-0"	WOOD
22	3'-0"	6'-0"	WOOD
23	3'-0"	6'-0"	WOOD
24	3'-0"	6'-0"	WOOD
25	6'-0"	6'-0"	WOOD
26	6'-0"	3'-0"	WOOD

SECOND FLOOR DOOR SCHEDULE		
OPENING ID	WIDTH	HEIGHT
K	2'-8"	8'-0"
M	2'-4"	8'-0"
N	2'-4"	8'-0"
P	2'-4"	8'-0"
Q	2'-8"	8'-0"
R	2'-4"	8'-0"
S	3'-0"	8'-0"
T	2'-0"	8'-0"
U	2'-8"	8'-0"
V	2'-0"	8'-0"
W	2'-4"	8'-0"
X	2'-0"	8'-0"
Y	2'-4"	8'-0"
Z	2'-4"	8'-0"
AA	2'-6"	8'-0"
BB	2'-8"	8'-0"

## WINDOW / DOOR SCHEDULE

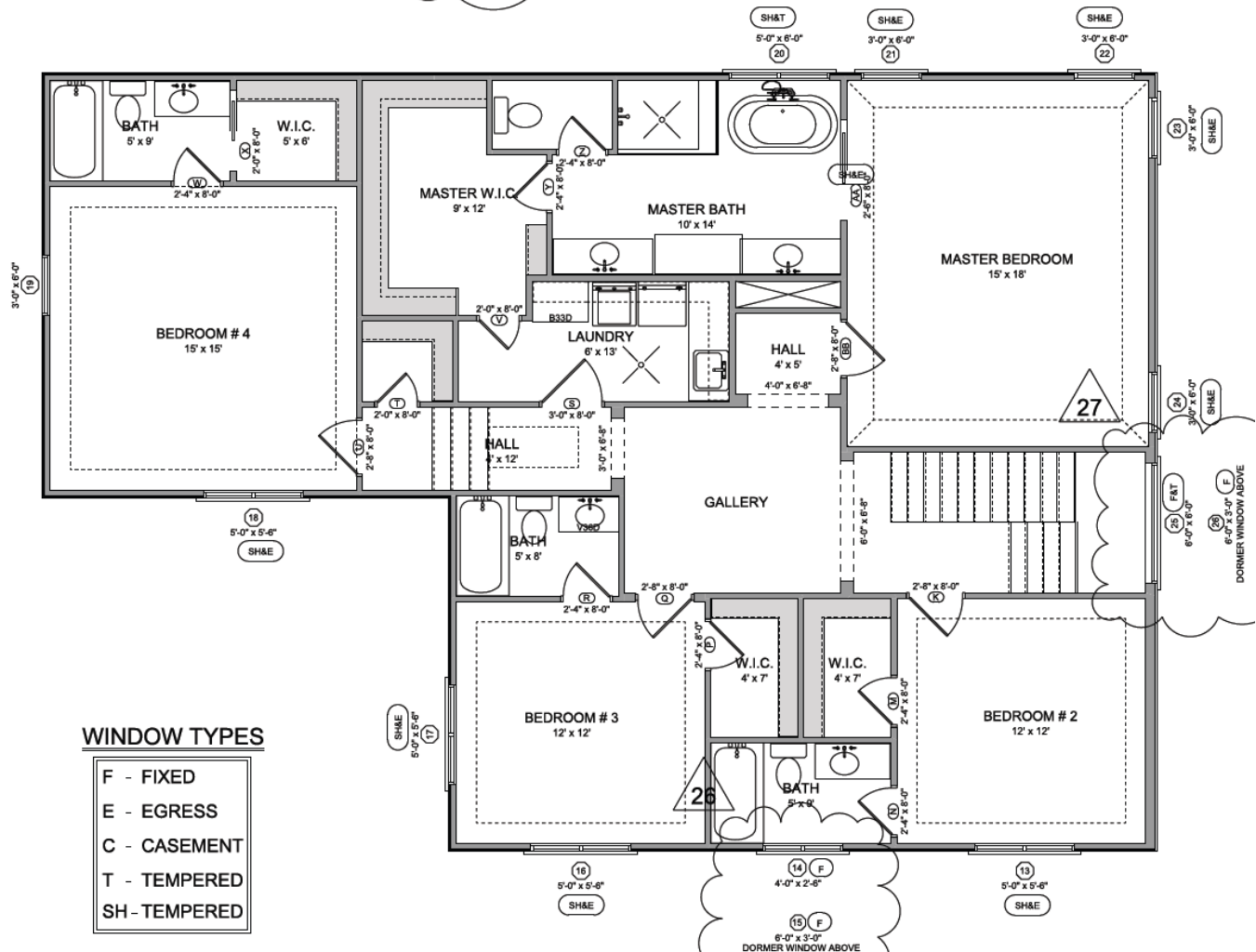
## FIRST FLOOR KEY MAP





## WINDOW / DOOR SCHEDULE

## SECOND FLOOR KEY MAP

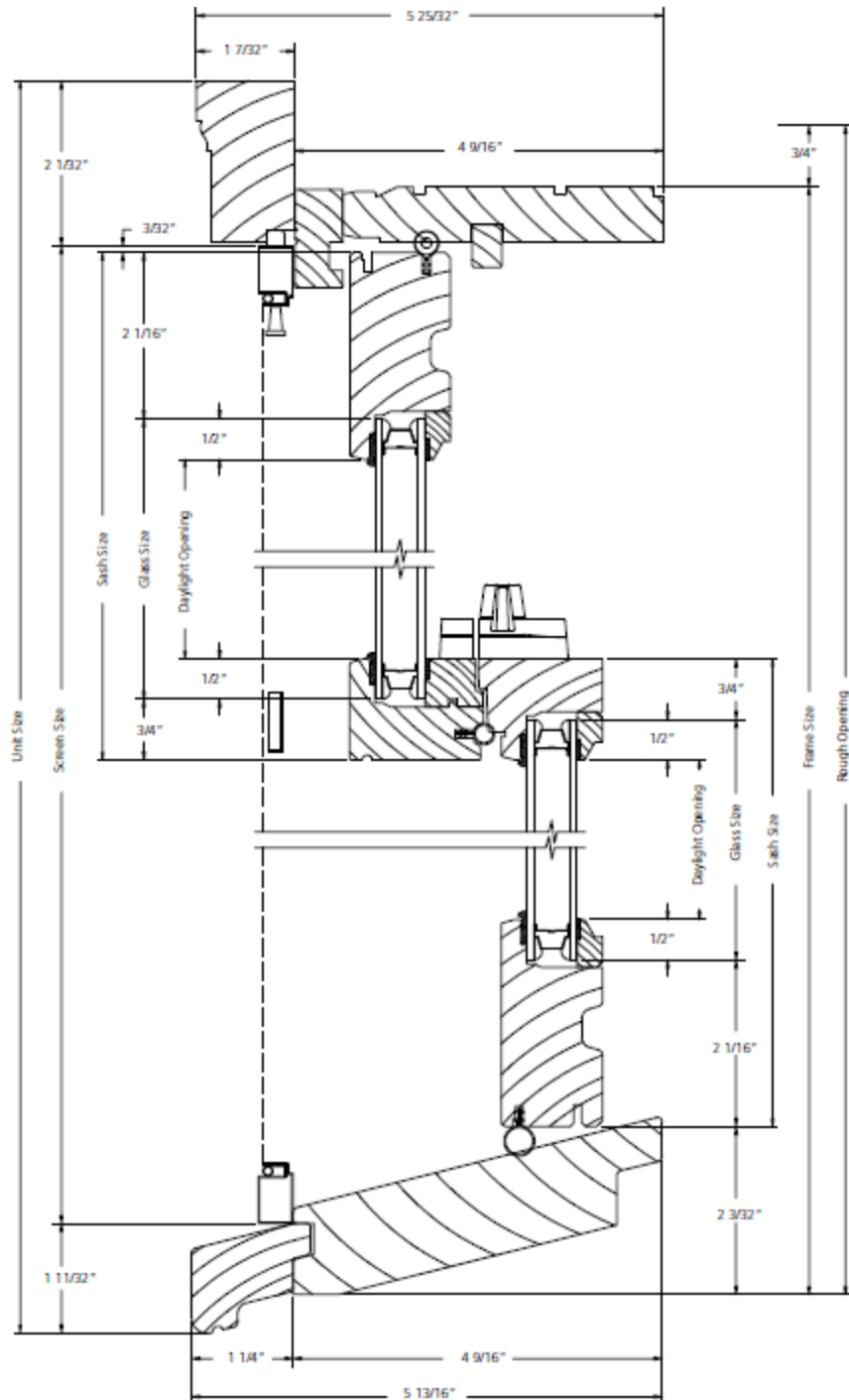


## WINDOW DETAIL

**JELD-WEN**  
 WINDOWS & DOORS

 Tradition Plus Primed Wood Double-Hung Windows  
 Premium Wood

## 1-WIDE UNIT



**BLOCKFACE PHOTO**

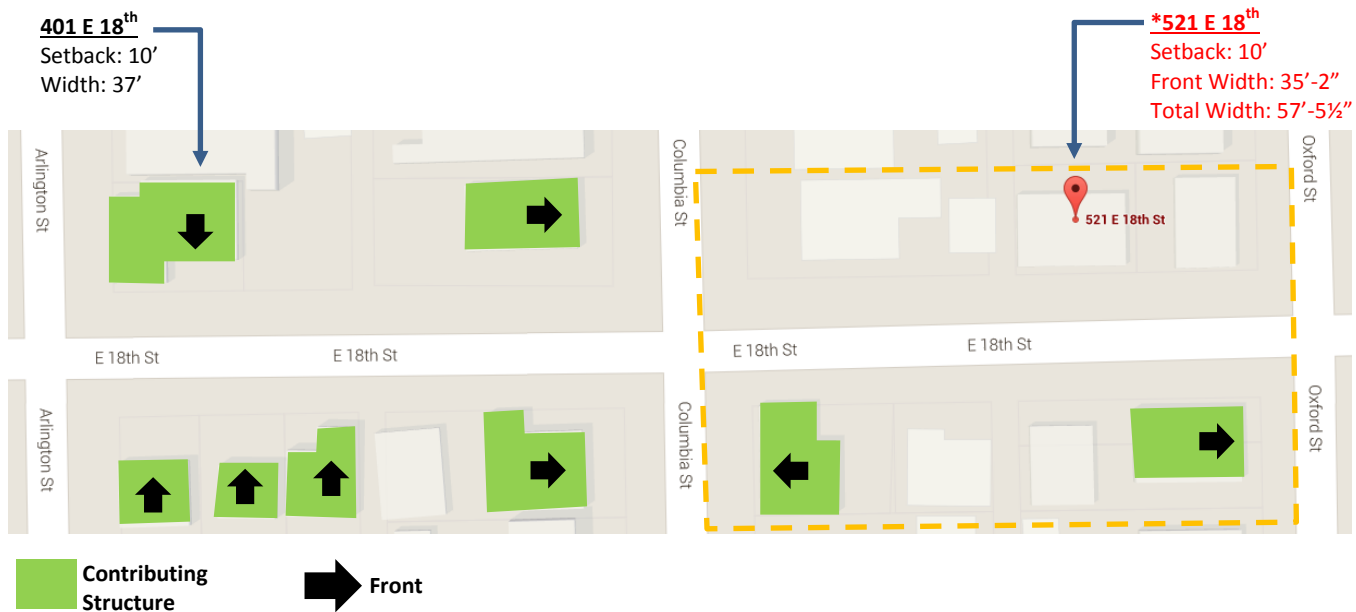
(LOOKING FROM OXFORD STREET)



(LOOKING FROM COLUMBIA STREET)

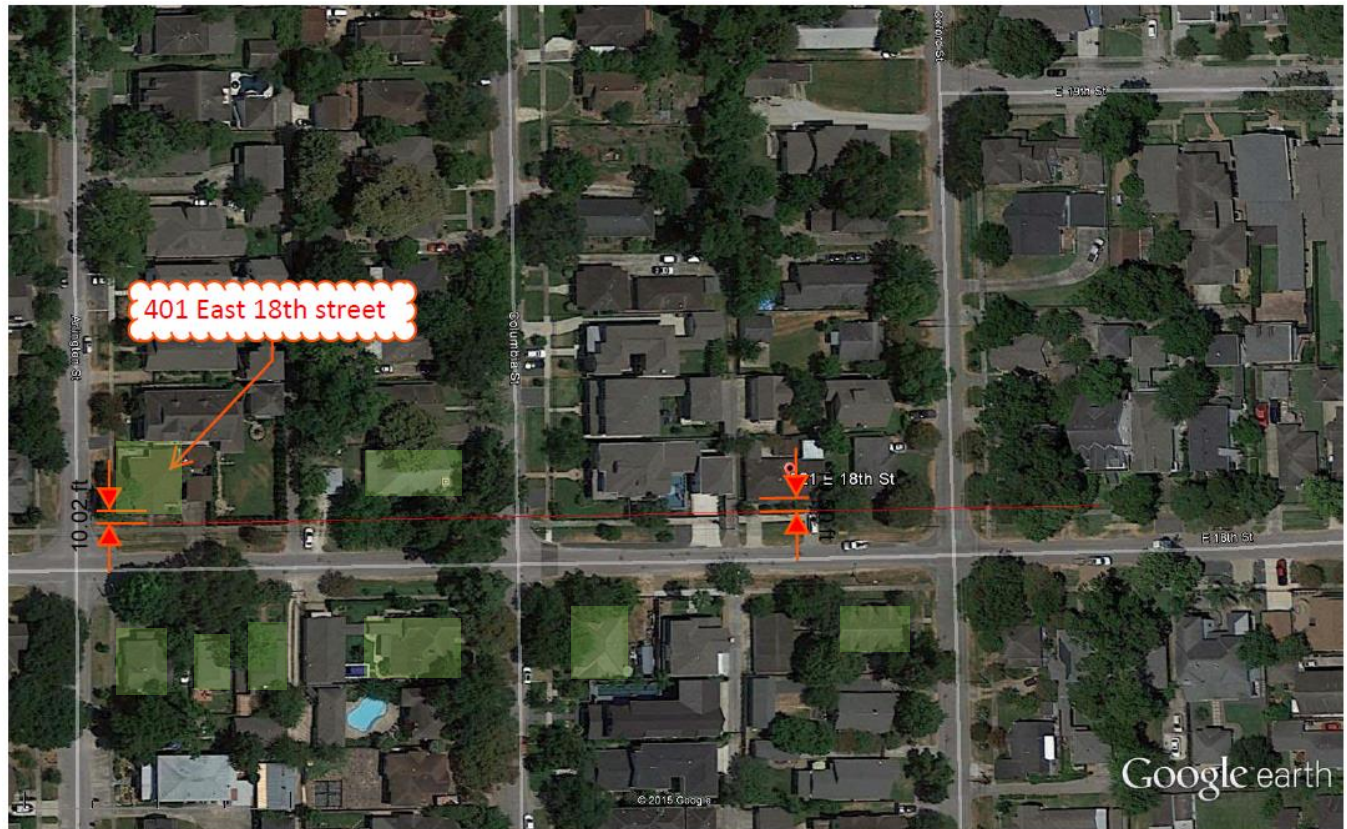


STAFF CONTEXT MAP





APPLICANT MAP SHOWING SETBACKS



Google earth

feet  
meters

100 500



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**PROJECT DETAILS**

**Shape/Mass:** The proposed 3,580 square foot two-story residence and attached garage will have a maximum width of 57'-5½", a maximum depth of 45'-6½", and a ridge height of 29'-10". The proposed front portion of the residence will be 35'-2" wide. The proposed full width porch will be 30'-1½" wide and 6'-11" deep and have an eave height of 10'-1". The 2'-0" brick porch piers will be topped by 1'-2" porch columns. The proposed attached garage will be 20'-3½" in width, 21'-0" in depth, and have a ridge height of 24'-4" (lower than the proposed residence). The proposed garage will be setback 17'-7½" from the front wall, 24'-6½" from the front porch, and 34'-6½" from the front property line. The garage will be accessed by a side alley. See drawings for more detail.

**Setbacks:** The proposed lot is 66' x 60'. The proposed residence will have a south (front) setback of 10'-0"; a west side setback of 5'-0"; an east side setback of 5'-0"; and a north (rear) setback of 5'-0". The proposed garage will be setback 17'-7½" from the front wall, 24'-6½" from the front porch, and 34'-6½" from the front property line. See drawings for more detail.

**Foundation:** The proposed residence will have a pier and beam foundation with a finished floor height of 2'-6". The garage will have a concrete slab on grade foundation with a finished floor height of 6" above grade. See drawings for more detail.

**Windows/Doors:** The proposed residence will have double hung, 1-over-1, wood windows or varying sizes. Several of the windows will also be casement and fixed. The windows will be recessed mounted. The front door will be flanked by sidelites. See drawings and window/door schedule for more detail.

**Exterior Materials:** The proposed residence will be clad in smooth cementitious lap siding with a 4" reveal. A 12" band will be installed between the first and second floors. The dormers will be clad in wood shingles. The porch will feature brick piers and wood columns and steps. The proposed chimney will be brick. See drawings for more detail.

**Roof:** The proposed residence and attached garage will have a composition shingle hipped roof. The residence will have a 5:12 roof pitch and an eave height of 21'-2". The attached garage will have a 5:12 roof pitch and an eave height of 18'-8". The proposal will feature open eaves with a 12" overhang. The dormer will have a 20'-8" eave height. See drawings for more detail.

**Front Elevation:** The proposed front elevation features a full width front porch. Four columns on brick piers support the porch roof. The front door is centered in the porch and is flanked to either side by a pair of windows. On the second story a small pair of divided lite windows is flanked to either side by a pair of windows. A dormer with three windows is centered in the roof. An additional dormer extends out towards the east. A brick chimney rises along the eastern elevation. To the west is the two story garage. A small covered porch is located between the garage and residence. The first story of the garage features a pair of windows with an additional pair of windows on the second story. See drawings for more detail.

**Side Elevation:** The proposed west elevation features the side profile of the front porch to the south. The side profile of the rooftop dormer also extends to the south. A pair of windows is located on the first and second stories of the residence. A small covered porch is located where the garage and residence meet. A single door is located under the porch roof. The garage features a single garage door on the first story and a single window on the second story. See drawings for more detail.

**Side Elevation:** The proposed west elevation features the side profile of the front porch to the south. The side  
**(East)** profile of the front rooftop dormer also extends to the south. The east facing rooftop dormer features three windows. Three windows are located on the first story, with the two rear windows flanking the chimney. A pair of windows is located on the second story with two additional windows flanking the chimney. See drawings for more detail.

**Rear Elevation:** The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for  
**(North)** more detail.